

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING MARCH 13, 2013

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chairman Francis, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan. Roll was taken.

MEMBERS PRESENT: Steve Francis, Jean Gross, Fred Hunter, Mark Lauwers, Kim Streeter, and Clay Stroup,. Also present: Chris McLeod of Community Planning & Management, PC.

MEMBERS ABSENT: Bryan Zender arrived at 7:14 p.m.

ALSO PRESENT: 0 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY LAUWERS AND SUPPORTED BY HUNTER TO RECEIVE THE FEBRUARY 13, 2013 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered.

LATE AGENDA ITEMS: N/A.

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

NEW BUSINESS: 4091 VAN DYKE, NOVA METAL – PAVING PARKING LOT IN R.O.W.

Mr. Marks, owner of the building at 4091 Van Dyke had called and explained that his engineer had not finished with all the amendments as discussed at the preliminary meeting held February 26, 2013 between Mr. Cory Mabery, PE (Almont Twp. Engineer), Mr. Chris McLeod (Almont Twp. Planner), Mr. Steve Francis (PC Chair), Mr. Paul Bowman (Almont Twp. Supervisor) and Ida Lloyd (Almont Twp. Zoning Administrator).

Due to Mr. Marks' absence, Chairman Francis explained the scope of work involved in the proposed paving project noting that nearly 99% of the work being done would be in the Michigan Department of Transportation road right-of-way. At the preliminary meeting it was agreed that as this project has minimal impact on the property outside of the R.O.W., and as the owner needs to secure approval and permits from MDOT, the engineer would administratively review and inspect the work being performed on the parking lot. Consensus of the Planning Commissioners agreed to allow Mr. Mabery to review the plan(s) and conduct any necessary inspections on the work being performed on the parking area.

OLD BUSINESS:: #1. Review Master Plan

Planner Chris McLeod updated the Commissioners on section 7 -Thoroughfare & Community Facilities Plan. The Planning Commissioners agreed to add a bike path plan along with an access management (driveways) plan and upgrading gravel roads to a hard surface whenever possible to section 7.

REPORTS:

Planner: The 2012 Annual Report was submitted.

Engineer: None submitted.

Zoning Board of Appeals: None submitted.

Master Plan Committee Report: None submitted.

Zoning & Building: March 2013 Building & Zoning Report was submitted.

General Comments: Discussion was held on a complaint from one of the Township Board members regarding the special land use at Novak Supplies and Equipment. The Planning Commissioners agreed that any alleged violations were an enforcement issue and best handled by the Ordinance Enforcement Officer.

Proposed Agenda: April 10, 2013 – Review of amended Master Plan

MOVED BY ZENDER AND SUPPORTED BY STREETER TO ADJOURN THE MEETING AT 8:13 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary